

**Approved Minutes
Open Session
Of the Mayor and Council of the Borough of Princeton
April 8, 2008
Regular Meeting
Closed Session 6:30 P.M.
Open Session 7:30 P.M.**

Present: Council President Margaret Karcher, Councilman David Goldfarb, Councilman Andrew Koontz, Councilman Roger Martindell, Councilwoman Barbara Trelstad (*arrived 6:35 P.M.*), Councilman Kevin Wilkes, and Mayor Mildred Trotman

Absent: None

Staff Present: Borough Administrator Robert W. Bruschi, Borough Attorney Karen L. Cayci, Borough Engineer Christopher M. Budzinski, Borough Engineer Carl E. Peters, Land Use Development Official Derek Bridger, Borough Police Lieutenant Nick Sutter, Borough Clerk Andrea Lea Quinty

Mayor Trotman called the meeting to order at 6:30 P.M. and read the open public meetings statement as follows:

“This meeting is called to order pursuant to the provisions of the Open Public Meetings Law. This meeting of April 8, 2008, was included in a list of meetings sent to and advertised in the Princeton Packet and Trenton Times, posted on the bulletin board in the Borough of Princeton municipal building and has remained continuously posted as the required notices under the statute. In addition a copy of this notice is and has been available to the public and is on file in the Office of the Borough Clerk. Proper notice having been given, the Borough Clerk is directed to include this statement in the minutes of this meeting.”

Mayor Trotman read **Agenda Item C, Resolution 2008-R117**, as follows:

**RESOLUTION 2008-R117
OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PRINCETON
INTO CLOSED SESSION ON APRIL 8, 2008**

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public forum from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances may presently exist; and

WHEREAS, the Governing Body wishes to discuss the following issues:

1. NHKT
2. Personnel

WHEREAS, minutes will be kept and once the matter involving confidentiality of the above no longer requires that confidentiality, then minutes can be made public; and

NOW THEREFORE BE IT RESOLVED that the public be excluded from this meeting.

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Council President Karcher moved to approve, Councilman Goldfarb seconded. Council members Karcher, Goldfarb, Koontz, Martindell, and Wilkes voted in the affirmative. Hearing no nay votes, Mayor Trotman proclaimed the resolution approved five to zero.

Borough Council recessed into closed session.

At 7:30 P.M. Council reconvened into open session.

Mayor Trotman asked all present to rise for **Agenda Item D, Salute to the Flag.**

Mayor Trotman announced the swearing in of Borough's newest Council member, Kevin Wilkes. Mr. Wilkes's father, Ray, held the Bible while Mayor Trotman administered the oath.

Clerk called the role again to include new member, Kevin Wilkes. Council President Karcher was momentarily absent for the roll call.

Mayor Trotman read **Agenda Item E, Summary — Closed Session Discussion — Robert W. Bruschi, Borough Administrator**

Mr. Bruschi reported that council entertained two items: (1) personnel and (2) estoppels and other agreements having to do with Nassau HKT redevelopment project.

Mayor Trotman read **Agenda Item F, Public Presentation**, and asked if anyone present wished to address the Council with an issue not on the agenda.

Kay Dahl, 142 Linden Lane, introduced a human rights torch rally to be held April 24, 2008, outside Borough Hall to raise awareness of human rights status in China. She requested a proclamation from Council and distributed handouts.

Seeing no one further from the public, Mayor Trotman closed the public portion.

Mayor Trotman read **Agenda Item G, Report (1) — Monthly Police Report — Lt. Nick Sutter**

**RESOLUTION 2008-R118
OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PRINCETON
APPROVING THE MONTHLY CHIEF OF POLICE REPORT**

WHEREAS, Anthony V. Federico, Chief of Police of the Borough of Princeton prepared a comprehensive report detailing the police activity for the month of February 2008; and

WHEREAS, the Mayor and Council reviewed said report at their Regular Meeting attended by Chief of Police Federico and made various inquiries of Chief Federico.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council hereby accept the February 2008 Monthly police report prepared by the Chief of Police.

Lt. Sutter pointed out reporting errors, which have now been corrected.

Councilman Goldfarb repeated his request to have a discussion of law enforcement on campus versus throughout the Borough in order to determine differences in approaches. Mayor Trotman stated that such a meeting will be scheduled later in 2008.

Councilman Martindell asked the status of the investigation into officers suspended with pay. Lt. Sutter replied that the officers are still suspended with pay and that the prosecutor's office has promised action with a few weeks. Councilman Martindell noted that Council owes the public an explanation of why 10% of the police force is suspended.

Councilman Koontz moved to accept the police report, Councilwoman Trelstad seconded, and Council approved unanimously.

Mayor Trotman read by title **Agenda Item H, Old Business (1) — Public Hearing and Adoption: Ordinance 2008-13** AN ORDINANCE AMENDING CHAPTER 2, ADMINISTRATION OF THE CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY 1974.

Councilman Koontz moved to adopt Ordinance 2008-13; Councilwoman Trelstad seconded. Mr. Bruschi explained that the ordinance amends an existing ordinance with minor accounting changes.

Mayor Trotman opened the public discussion and asked if anyone wished to address Council on this issue. Seeing no one, she closed the public discussion and returned to Council. Hearing no comment, Mayor Trotman called for a roll call vote. Borough Clerk called the roll. Council members Karcher, Goldfarb, Koontz, Martindell, Trelstad, and Wilkes voted in the affirmative. Mayor Trotman proclaimed the ordinance adopted.

Mayor Trotman read by title **Agenda Item I, New Business (1) — Introduction and Order to Publish: Ordinance 2008-14** AN ORDINANCE AMENDING CHAPTER 10, CONSTRUCTION CODE ENFORCEMENT, OF THE CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY 1974.

Borough Engineer Christopher Budzinski requested that Council table pending further information. Councilman Koontz moved to table to April 22, 2008; Councilwoman Trelstad seconded. Council voted to table the ordinance to April 22, 2008.

Mayor Trotman read **Agenda Item I, New Business (2) — Resolution 2008-R119** as follows:

**RESOLUTION 2008 – R119
OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PRINCETON
AWARDING THE CONTRACT KNOWN AS
“BOROUGH OF PRINCETON COMMUTER SHUTTLE SERVICE”
TO GREATER MERCER TMA**

WHEREAS, the Borough Administrator has solicited proposals for the administrative oversight and operation of commuter shuttle service in the Borough of Princeton for the period of one (1) year term to commence on or about April 14, 2008 and ending April 13, 2009; and

WHEREAS, all proposals were opened on Tuesday, April 1, 2008; and

WHEREAS, the Borough received the following two (2) proposals:

Greater Mercer Transportation Management Association
Touch of Class Transportation;

WHEREAS, it is the recommendation of the Administrator of the Borough of Princeton that the contract be awarded to Greater Mercer TMA, 15 Roszel Road South, Suite 101, Princeton, New Jersey 08540 as the lowest responsible bid proposal; and

WHEREAS, the Borough's Chief Financial Officer has certified that funds are available for the purposes set forth herein; and

WHEREAS, the costs associated with the operation of the shuttle service are being reimbursed by Princeton University.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Princeton that a Contract be awarded to Greater Mercer Transportation Management Association, 15 Roszel Road South, Princeton, New Jersey 086540, for administrative oversight and operation of commuter shuttle service in the Borough of Princeton for the period beginning April 14, 2008 and ending April 13, 2009, in an amount not to exceed **\$94,293 for year 2008**.

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized and directed to execute said Contract on behalf of the Borough.

Councilwoman Trelstad moved to approve Resolution 2008-R119, and Councilman Goldfarb seconded.

Mr. Bruschi noted that, for the past four years, Borough has had a grant from New Jersey Transit (a vehicle and operating subsidy) to run a shuttle to meet commuter trains. The grant obligation is unmet to date. University offered to pay the entire subsidy during the interim.

Borough issued specifications for competitive contracting to nonprofit organizations for operation of the shuttle. Greater Mercer TMA will administer the program while subcontracting actual operation to A-1 Limousine. Borough will fund through the parking utility and be reimbursed by the University (net zero cost to Borough).

Mayor Trotman note a motion was made and seconded. She called the question and Borough Council approved unanimously.

Mayor Trotman read **Agenda Item I, New Business (3 - 6) — Resolutions 2008-R120, 2008-R121, 2008-R122, and 2008-R123**, as follows:

**RESOLUTION 2008-R120
OF THE BOROUGH MAYOR AND COUNCIL OF THE BOROUGH OF PRINCETON
MAKING APPLICATION TO THE LOCAL FINANCE BOARD
PURSUANT TO N.J.S.A.40A:2-26(e) AND N.J.S.A. 58:11B-9(a)**

WHEREAS, the Borough of Princeton (the "Borough") desires to make application to the Local Finance Board for:

- (a) the approval of the proposed financing through the 2008 New Jersey Environmental Infrastructure Trust Financing Program for the rehabilitation of the sewer system throughout the Borough;
- (b) the approval of a non-conforming maturity schedule in connection with such proposed finance.

WHEREAS, Borough believes that:

- (a) it is in the public interest to accomplish such purpose;

(b) said purpose or improvements are for the health, welfare, convenience or betterment of the inhabitants of the local unit or units;

(c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant;

(d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the local unit or units and will not create an undue financial burden to be placed upon the local unit or units;

NOW THEREFORE, BE IT RESOLVED BY BOROUGH COUNCIL AS FOLLOWS:

Section 1. The application to the Local Finance Board is hereby approved, and the Borough's Bond Counsel and financial advisor, along with other representatives of the Borough, are hereby authorized to prepare such application and to represent the Borough in matters pertaining thereto.

Section 2. The Clerk of the Borough is hereby directed to prepare and file a copy of the proposed ordinance with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its approval as provided by the applicable New Jersey Statute.

**RESOLUTION 2008-R121
OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PRINCETON
APPROVING AN AGREEMENT FOR INTERLOCAL SERVICES WITH THE COUNTY OF
MERCER FOR THE PROVISION OF
OPERATIONAL COMMUNICATIONS AND FIRE DISPATCH**

WHEREAS, the Mayor and Council have been advised by the County of Mercer that the Mercer County Emergency Services Communications Center is able to assist the Borough of Princeton in providing operational communications and the dispatch of fire apparatus for fire emergencies as needed for the period January 2008 through December 2009; and

WHEREAS, the Borough of Princeton wishes to enter into an agreement with the County of Mercer in an effort to allow the County, without charge, to assist in the dispatch of fire apparatus and provide operational communications for the fire community in the Borough of Princeton as needed;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Princeton, the Borough of Princeton is authorized to enter into an agreement for interlocal services with the County of Mercer for the provision of Mercer County Emergency Services Communication Center assistance in providing telecommunication services for the period of January 2008 through December 2009, the form of which is attached to this Resolution as Exhibit "A".

**RESOLUTION 2008-R122
OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PRINCETON
APPROVING THE PLACEMENT OF A BANNER AS REQUESTED BY THE
PRINCETON FARMERS MARKET**

WHEREAS, GREENING PRINCETON is a Princeton University student-run organization wishes to increase public awareness of the Greening Princeton Farmers Market beginning April 15th; and

WHEREAS, Greening Princeton has requested permission to install a banner over Washington Road to announce this event and has received the approval of the Office of Community and State Affairs at Princeton University and pending all conditions and insurance requirements set forth are met for the period beginning Wednesday April 9th through Wednesday April 16th, 2008; and

WHEREAS, this banner will be promptly removed after its use as required by Borough ordinances; and

WHEREAS, in accordance with Borough Ordinance 3-17 any banner that is removed by the Borough will be held by the Borough for thirty (30) days and then disposed of; and

WHEREAS, in accordance with Borough Ordinance 3-17 any applicant failing to remove a banner will not be permitted to display any banner for the succeeding two years; and

NOW THEREFORE BE IT RESOLVED that the Mayor and Council hereby approve placement of said banner on Washington Road in accordance with Borough Ordinances 3-14-3-17.

**RESOLUTION 2008-R123
OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PRINCETON
AUTHORIZING THE SALE OF PERSONAL PROPERTY**

WHEREAS, certain motor vehicles, equipment and property owned by the Borough of Princeton are no longer necessary and needed for the operation of governmental functions; and

WHEREAS, certain other miscellaneous property have come into the possession of the Borough of Princeton and no longer are necessary or needed for the operation of the Borough of Princeton; and

WHEREAS, the local Public Contracts Law, specifically N.J.S.A. 40A:11-36, requires authorization of sale of said property via the adoption of a resolution; and

WHEREAS, the Municipal Police Law specifically, N.J.S.A. 40A-14-157, requires authorization of a sale of said abandoned and recovered property via the adoption of a resolution; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Princeton, County of Mercer, State of New Jersey that the Director of Public Works is authorized to dispose through the process of public auction or private sale the following items of personal property not needed for public use:

CASE #	ITEM	COLOR	SERIAL #
06-19714	RCA 9" VCR/TV Combo		
07-5220	Ipod /Headphones	Pink	
07-156	Polaroid Camera	Black	
07-3155	Olympus 35mm Camera w/black case	Silver	
07-15249	Baseball Glove		
07-7582	Gold Men's Wedding Ring		
07-16542	Gold Ring w/pink & purple stone		
07-1080	Swisse Echnik watch	Silver	
07-4878	Gold colored beaded bracelet	Gold	
07-12521	Gold Ring, w/clear stone Silver Ring w/pinkish stone Gold Circle Pin	Gold Silver Gold	
07-4231	Gold Ring	Gold	
07-7593	Sports Watch	White/Purple	
07-16782	Women's top (new)	Brown	
CASE #	BICYCLES	COLOR	SERIAL #
06-12911	Schwinn Frontier Men's 21 spd.	Green	P6GD07099
06-16980	Huffy "Stone Mountain	Black/Red	BB04A25589
06-17816	Schwinn boys	Blue	
06-18253	Nomad Men's	Blue	P1PN24662
06-18687	Next, Mako	Silver	LWEB011545
07-000367	Mongoose 21 spd. Model XR-75	Silver/Blk/Ylw	NFSD06B72050
07-3446	Trek "820" men's mountain	Blu/Slv	2A1CS823A
07-5714	Miss Sassy girls	Pink	
07-5815	Princess	Pink	0B03F16677
07-8217	Schwinn Skyliner Women's Mountain	Blk/Slv	
07-16272	Jazz Trek (rusted)	Purp/Blk	

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VARIOUS COMPUTER EQUIPMENT

Sony Multi-scan 400PS	Ser# 2100764
View Sonic VE710b	Ser# P1Q044400115
Gateway 2000 Vivitron 15	Ser# 8566932
View Sonic VE700	Ser# A18021804132
Samsung Sync Master 793DF	Ser# LB17H9LY610789E
Samsung Sync Master750s	Ser# AQ17HCCT132991M

MODEMS

NAS	Ser# BBOA20122F1
Hewlett Packard Vectra VL	Ser# US914167721
NAS 52X max	Ser# (05)01201265980041
NAS	Ser# (05)0914127381001
NAS	Ser#(01)0530118328001
NAS	Ser# (03)0916124274002
NAS	Ser# (02)0204120244001
NAS	Ser# (01)0214117330001
NAS	Ser# (03)0509123631001
Hewlett Packard Vectra VL	Ser# US94167720
IBM Model 30	
NAS	Ser# (02)0409120877001
NAS	Ser#(04)0823126012001
DELL	
NAS	
NAS	
NAS	

8 ASSORTED KEYBOARDS W/ MOUSE

POWER BACKUP AND BATTERIES

2 AT&T Extended Battery Cabinets
1 APC Backup CS 350
5 APC Backup Pro

ONE WALL MOUNTING DESK

ONE SONY VCR

ONE TOSHIBA VCR W/REMOTE

COMPUTER SCREENS

Sony	
NEC	Ser # 2X014b2TA
Maginnovision	
Sony	
NEC AccuSync 70	
NEC AccuSync 70	
Sony	Ser#4097727

SCANNER AND PRINTERS

Trinitron Multiscan E210
Hewlett Packard Color Copier 290
Hewlett Packard Laser Jet 5sinx

CALCULATORS

Monroe 4130	Ser#V831149
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MISC ITEMS

1 box assorted computer books and discs
2 boxes of assorted computer wires

PA'S AND RECEIVERS

Federal Signal Corp. PA 300	
Federal Signal Corp. PA 300	
Uniden Pro 510xl	Ser#5008419
UHF Band Receiver	Ser#8005996

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Smith & Wesson Model 850
Smith & Wesson Model 800 Ser#8011648
Federal Director PA

CONVERTERS AND SPEAKERS

Midland Speaker
ADVC-100 Advanced DV Converter Ser#791026

CELL PHONES , BATTERY, AND POWER OUTPUTS

Motorola digital personal phone, battery and mount
Motorola phone. Battery and mount
2 Motorola Power outputs

MISC. POLICE

Car Dash Mount Radar Ser#K55267001881
Digital Zoom DSP120X Color CCD Camera Ser#AN3074008
Mobile Vision Camera Ser#079641
Mobile Vision headliner Camera Ser#0084657
Mobile Vision Camera Ser#0084656
Mobile Vision Mount
Mobile Vision metal recorder box
Power Pak Ser# L21693
Prowatt Plug
2 Signal Switch Box Model SW300-012
Ambulance console
2 Police Trunk Compartment Dividers
1 box wires and phones
1 box assorted wires

COPIER

1 Hewlett Packard office jet 5510 Ser# My372B10TZ

VEHICLES

1994 CHEVY VAN VIN # 1GCDM15Z7RB228484
1991 FORD BRONCO VIN# 1FMEU15H5MLA40167

1985 FORD JETVAC VIN# 1FDYR80U2FVA10479
1971 MACK FIRE TRUCK GREEN VIN #CF685F101337
1985 MAULDIN MFR.TWO DRUM ROLLER VIN # 06841411002
READING CAP WITH BUILTIN TOOL BOXES

Councilman Koontz moved to approve Resolutions 2008-R120, 2008-R121, 2008-R122, and 2008-R123. Councilman Goldfarb seconded the motion. Mr. Bruschi noted that Resolution R121 formalizes an existing arrangement that Borough Council approved unanimously at an earlier date. Council approved Resolutions 2008-R120, 2008-R121, 2008-R122, and 2008-R123 unanimously.

Mayor Trotman read **Agenda Item I, New Business (7) — Resolution 2008-R124** as follows:

**RESOLUTION 2008-R124
OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PRINCETON
AUTHORIZING GRANT APPLICATION**

WHEREAS, the Mayor and Council of the Borough of Princeton desires to further the public interest by obtaining a grant from the State of New Jersey; and

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WHEREAS, the grant is in the amount of approximately \$37,500 to fund the project known as “Professional Services Required For The Creation Of A Historic Buffer District On Nassau Street Running From The Central Historic Overlay District to the Jugtown Historic District”; and

WHEREAS, the Mayor and Council of the Borough of Princeton acknowledges that there is no grant match required for the CLG agreement grant and the Grantee agrees to comply with all applicable federal, State, and municipal laws, rules, and regulation in its performance pursuant to the agreement.

THEREFORE BE IT RESOLVED, that the governing body of the Borough of Princeton authorizes Mildred T. Trotman, Mayor or the successor to the title of Mayor (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the State for a grant in an amount not less than \$35,000 and not more than \$ 40,000 and (c) to execute any amendments thereto and any amendments thereto which do not increase the Grantee’s obligation.

Councilman Martindell moved to approve Resolution 2008-R124 and Councilman Goldfarb seconded. Mayor Trotman asked Land Use Development Official Derek Bridger to clarify the resolution before Council.

Mr. Bridger gave the history of grant applications, mentioning that this is Borough’s third application for a no-match grant to survey the buffer district of properties fronting Nassau Street between St. Paul’s and Jugtown. He noted that approval of the survey does not obligate the Borough in any way.

Celia Tazelaar of the Historical Preservation Review Committee stated support by volunteer board members.

Borough Council approved the motion unanimously.

Mayor Trotman read Agenda Item I (8), Bill List for April 8, 2008 — Resolution 2008-R125 as follows:

**RESOLUTION 2008-R125
OF THE MAYOR AND COUNCIL OF THE BOROUGH OF PRINCETON
APPROVING THE APRIL 8, 2008 BILL LIST**

WHEREAS, Sandra L. Webb, Chief Finance Officer has forwarded the bills received for payment by the Borough of Princeton for review and approval by the Mayor and Council; and

WHEREAS, the Borough Clerk has certified that the vouchers listed on the attached register are a follows:

CURRENT ACCOUNT (8-01)	73,397.81
RESERVE ACCOUNT (7-01)	8,044.53
PARKING UTILITY OPERATING FUND (8-05)	9,308.20
PARKING UTILITY OPERATING FUND (7-05)	
AFFORDABLE HOUSING OPERATING ACCT (8-24)	452.55
IMPROVEMENT ASSESSMENT (8-11)	
AFFORDABLE HOUSING OPERATING ACCT (7-24)	
CAPITAL ACCOUNT (C-04)	42,342.74
PARKING UTILITY CAPITAL FUND (P-08)	
ESCROW (E-30)	5,833.16
TRUST FUND (T-13)	1,603.86
GENERAL INSURANCE	
FLEXIBLE SPENDING FUND (5-22)	
MANUAL	1,187,961.12
ASSESSMENT TRUST FUND (5-11)	
GRANT (G-02)	

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Princeton approve the bill list April 8, 2008 as presented.

Councilman Martindell moved to approve Resolution 2008-R125, Councilman Koontz seconded, and Council approved unanimously.

Mayor Trotman and Councilman Goldfarb recused themselves from discussion of the proposed ordinance 2008-15 due to conflicts of interest. Council President Karcher assumed the chair.

Council President Karcher read by title **Agenda Item I, New Business (9) – Introduction and Order to Publish: Ordinance 2008-15 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 17A OF THE CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY, 1974 TO CREATE A NEW ZONE DISTRICT TO BE KNOWN AS MIXED USE (MX) ZONE.**

At 8:05 P.M., Councilman Koontz moved to introduce Ordinance 2008-15; Councilwoman Trelstad seconded.

Stating that the district is known to Council as “Merwick,” Council President Karcher commented that Council has been working on the new zone for a long time. She turned the microphone over to Lee Solow, Planning Board Director.

Mr. Solow stated that the current draft reflects conversations between staff and the concerned property owners. Mr. Solow reviewed descriptions of Stanworth, Merwick, and the YW and YMCA properties. Mr. Solow exhibited a map of the area and oriented audience members.

Mr. Solow noted that University Medical Center at Princeton announced its intention to vacate its main campus and the Merwick Rehabilitation facility, which changed many land use assumptions in the Master Plan. The new plan recommended primarily residential development on the Stanworth and Merwick properties, expansion of the YM and YW, and residential densities compatible with adjacent John/Witherspoon area. The plan included

- Design flexibility
- Developmental clustering
- Variety of housing types
- Open space and woodlands
- 20% set-aside for affordable units
- Pedestrian and bicycle connections.

Mr. Solow reviewed dwelling sizes, building height restrictions, setbacks, buffers, and other general planning controls.

Councilman Martindell stressed that interests of the community at large must prevail over individual landowners.

When Council inquired about senior residences, Mr. Solow referred to the main hospital site as a more logical location, but indicated that through the building codes many units would be constructed in such a way that they would be senior friendly.

Mr. Solow and Council discussed definitions of terms and then proceeded to examine the ordinance section by section. Items held for future deliberation:

1. Permitting places of worship as a nonresidential use
2. Following rules and regulations of Council on Affordable Housing.

Council President Karcher opened the public discussion and asked if anyone wished to address Council on this issue.

Frances Benson, Borough resident and homeowner for over 38 years, was disappointed that senior housing was not included in the plan. She said Merwick is the perfect spot, with its large building and lovely grounds. She noted that there is no walking area near the hospital.

Jim Floyd, 64 Harris Road (Township), concurred with Mrs. Benson regarding senior housing at Merwick. He sought clarification from Mr. Solow on development and open space percentages. Mr. Floyd pointed out the inherent religious implication of Young Men's *Christian* Association. He mentioned that the plot appears to be ideal for affordable housing near town center.

Dan Haggerty of Stark & Stark stated his representation of the joint Y trustees and explained the ordinance label *not-for-profit community* versus *philanthropic* (suggesting activities of a foundation) *institutions*. He suggested a name modification to "not-for-profit community *service* organizations." The word *service* excludes educational institutions from the zone.

Borough Attorney Karen Cayci questioned whether such a zoning designation would include organizations such as the Arts Council. She stressed more specific definition is needed for introduction of the ordinance.

Mr. Haggerty noted that no developer (Y or University) will gain approval for an inappropriate project since Council can change zoning regulations immediately upon recognizing a potential problem.

William King, Vice-Chair of the joint Y trustees, noted that the combined Ys are engaged in a strategic planning initiative, which will produce visions of the organizations individually and collectively by summer 2008.

Anne Neuman, Borough resident feared it was too late to revisit senior housing. She proposed that regulations permit the University to proceed with Stanworth, permit suitable development policy for the Y site, and permit town to determine Merwick (still owned by the hospital) residential uses.

Council President Karcher summarized extensive public discussion to date, noting that it is not appropriate for Council to *impose* senior housing on the site at such a late date.

Councilwoman Trelstad declared that properly built housing units will accommodate senior populations.

Councilman Martindell noted it is never too late for a good idea. He stated a density bonus to encourage age restrictions is a positive move for Princeton's future.

Councilman Wilkes, noting that the ordinance is *neutral* on senior housing, supported a density bonus.

Mr. Solow stated that if there was to be a senior housing requirement more talks must be held to decide senior housing issues (age limit? build up? build out?).

Councilwoman Trelstad wondered whether Council can mandate the nature of the purchaser (i.e., private nonprofit) and mandate type of housing to be offered. Ms. Cayci said senior housing is *encouraged* through density bonuses.

Sheldon Sturges, 42 Cameron Court, stated that many Princeton Future recommendations are included in the ordinance. He said Princeton needs more low, low, low housing units. He presented examples of fire volunteers and teachers who can no longer afford to live here.

Minnie Craig, Witherspoon Street, asked if there were other buyers for the Merwick property. She pointed out that John/Witherspoon residents request *no* new streets in the neighborhood.

Marvin Reed, Chair of the Master Plan Committee, stated that this meeting approaches the end of an arduous, four-year process to determine best uses of the hospital properties. He reviewed some types of reuse and mandatory limits as more feasible for the primary Witherspoon site than Merwick. He recommended that Council proceed with this ordinance and then return to all zoning ordinances for proposed overlays, bonuses, and adjustments.

Len Newton, Princeton Township, lived in Stanworth many years ago. He recommended thinking of Princeton as *one community with diversity*.

Councilwoman Trelstad voiced concern over the possibility that Merwick could be a vacant building for a period of time.

Michael McKay, Vice President for Facilities at Princeton University, stated that although there are no specific plans for developing at this time, the University would be obligated to maintain the site during an interim period between purchase and development. The declared intention for Merwick, if/when purchased by the University, is to develop housing for faculty and staff; when such development will occur is unclear, possibly as late as 2018.

Seeing no one further, Council President Karcher closed the public discussion and returned to Council.

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Council President Karcher turned to two open items: Places of worship and nonprofits groups. Councilman Martindell recommended deleting “conditional uses.” Ms. Cayci said that inclusion of conditional uses is a matter of law. Councilman Martindell moved the amended label for the Ys as suggested by Mr. Haggerty. Councilman Koontz seconded and Council approved unanimously five to zero.

Council discussed guaranteed parking in the MX zone.

Noting that the introduction of the ordinance was moved and seconded as amended, Council President Karcher called the question. Councilman Martindell requested that Council discuss the ordinance before taking a vote. He recommended moving the ordinance along and returning to an overlay ordinance at a later date.

At a future meeting, Council President Karcher proposed Council examine affordable housing and its ramifications regarding age (young just starting out, seniors wanting to stay) for locations throughout the Borough.

Borough Clerk called the roll. Council members Karcher and Koontz voted aye; Council members Martindell, Trelstad, and Wilkes voted nay. Council President Karcher proclaimed the ordinance rejected three to two.

Councilman Koontz moved to adjourn. There being no further business, Council President Karcher adjourned the open session meeting at 10:45 P.M.

Respectfully submitted,

Andrea Lea Quinty
Borough Clerk